

MEMORANDUM

TO: Needham Zoning Board of Appeals

FROM: Goulston & Storrs

DATE: October 17, 2013

SUBJECT: Needham Mews- Comparable 40B Rental Projects

The following table summarizes a sample of prior 40B Rental Developments similar to the proposed Needham Mews project. We selected these projects based on criteria such as: (i) units/acre; (ii) location- near public transit or existing open space amenities; (iii) types/size of units; and (iv) location- similar suburban, but more urban, communities in close proximity to a major highway.

Town	Name of Project/Developer	Number of Units	Acres	Units/Acre
Andover	Avalon Andover	115	9.12	12.59
Braintree	Hanover	186	15.7	11.85
Dedham	Station 250	285	9.5	30.00
	Jefferson at Dedham Station	301	11.6	25.95
Foxborough	Lodge at Foxborough	250	22.85	10.94
Marlborough	Stonegate	332	22	15.09
Natick	Avalon Natick	407	6.5	62.62
	Cloverleaf Apartments	183	1.49	122.00
Needham	Charles River Landing	350	7.9	44.30
	Nehoiden Glen	61	4.6	13.26
Newton	Avalon Highlands	294	8.1	36.29
	Avalon Chestnut Hill	204	4.68	43.58
	Arborpoint at Woodland Station	180	3.86	46.59
Reading	Reading Commons	204	10.55	19.34
Stoughton	Hanover	240	13.08	18.35

The Board will note that some of the projects on this list are also on the list in the Memorandum from RKG Associates, in some cases, with different information, especially regarding the referenced site acreage. Our chart reflects actual knowledge of site acreage for these projects based on our firm's involvement in developing them. Those include Ridge at Blue Hills in Braintree and Woodland Station. We also note that several of the projects listed in the RKG Associates memo are in communities that are not comparable to Needham or the proposed project site for one reason or another. Those include the projects in Acton, Andover, Concord, Hingham, Hopkinton, Melrose, Northborough, Pembroke, Saugus, Shrewsbury, Tewksbury and Westborough. Finally, there are various projects on the RKG list that were not developed under 40B and, thus, we would not include on this list whatever the density. Those include projects in Lexington, Hingham, and Watertown. We are happy to discuss these examples more with the Board, if the Board wishes, at tonight's hearing.